



'Our Focus Determines Your Reality'







Frythe Way  
Cranbrook  
Kent  
TN17 3BQ



Entrance Hall \* Sitting Room \* Dining Room \* Kitchen  
Cloakroom

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Principal Bedroom, Ensuite  
Three Further Bedrooms \* Family Shower Room

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Attractive Enclosed Courtyard Style Garden  
Garage \* Off Road Parking



## CHARMING, LIGHT-FILLED, END OF TERRACE MEWS HOUSE

This charming light-filled mews house spans three floors. Occupying a slightly elevated position in a convenient location, the property enjoys views over the playing field and is within walking distance of the renowned Cranbrook School and the centre of the sought-after Wealden town of Cranbrook.

The accommodation consists of an entrance hall, a sitting room with bay window, fireplace and log burning stove, double doors open into the dining room where there are doors leading to the garden, a kitchen, and a cloakroom on the ground floor.

On the first floor there are two double bedrooms, a further bedroom/study and a family bathroom. Stairs lead to the second floor principal bedroom with ensuite shower room.

To the front there is an area of lawn with brick path leading to the front door. The enclosed courtyard style garden to the rear is paved with areas of shingle and raised flower and shrub beds. There is a door opening into the garage and a gate in the fence leads to the front of the garage and the off road parking.





## CRANBROOK

Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports and social activities.

## SCHOOLS AND CONNECTIONS

The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School.

The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.




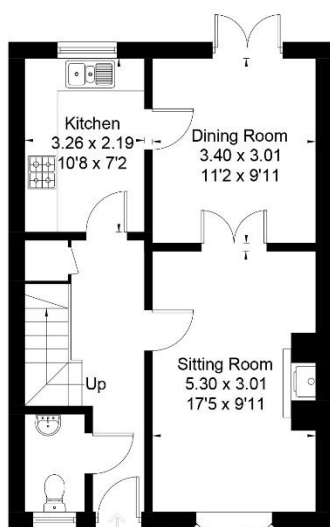




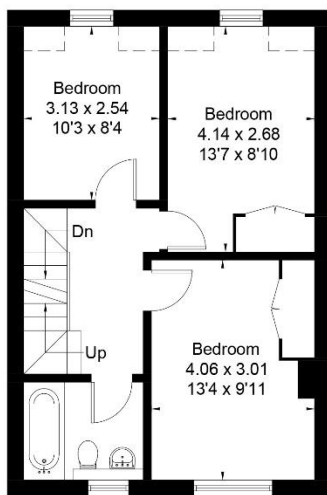
Approximate Area = 116.1 sq m / 1250 sq ft  
Garage = 12.8 sq m / 138 sq ft  
Total = 128.9 sq m / 1388 sq ft  
Including Limited Use Area (4.4 sq m / 47 sq ft)



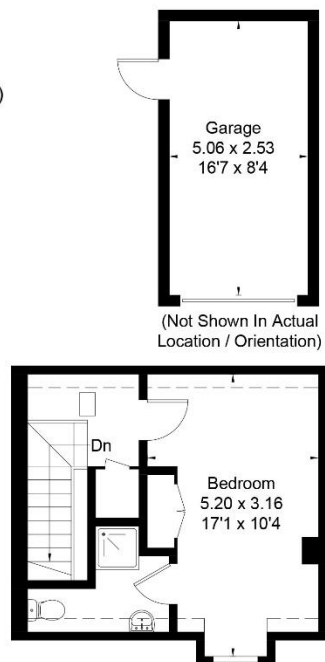
 = Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 310687



## SERVICES

All mains utilities connected. Gas fired central heating.

EPC Rating: C – full details available on request.

Covenants exist relating to the installation and maintenance of services provide to the property.

Tunbridge Wells Borough Council - Council Tax Band E

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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